

SUMMARY OF SALIENT FACTS	
LOCATION	1011 N. Mission Street City of Mt. Pleasant Isabella County, Michigan
PRESENT USAGE	Vacated Michigan State Police Post
HIGHEST AND BEST USE	"As Vacant Land " – Commercial/Retail Development
LAND AREA	Net Land Size: 0.30 Acres / 13,200 Square Feet Shape: Rectangular Topography: Level Frontage: 100 Linear Feet along N. Mission Street Zoning District: C-3, General Commercial
EXISTING PRIMARY IMPROVEMENT	Style: One- and Two-Story, Masonry Type: Office Gross Building Area (SF): 3,029 Basement Area (SF): 667 Accessory Structures (SF): 212
EFFECTIVE AGE	52 Years

SUMMARY OF CONCLUSION			
INTEREST APPRAISED		DATE OF VALUATION	MARKET VALUE CONCLUSION
Fee Simple Estate	"As Is"	February 25, 2009	\$70,000